



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

| | | | |
|---|--|--|---|
| <input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) | <input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%) | <input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet | <input type="checkbox"/> LEVEL IV CITY COMMISSION (CC) Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only <i>(review not required by PZB)</i> Vacation of Easement* |
| COMPLETE SECTIONS B, C, D, G | COMPLETE SECTIONS B, C, D, E, F | COMPLETE SECTIONS B, C, D, E, F | COMPLETE SECTIONS B, C, D, E, F |
| <input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application | <input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing | <input type="checkbox"/> APPEAL/DE NOVO Appeal decision by approving body De Novo hearing items | <input type="checkbox"/> PROPERTY AND ROW ITEM Road closures Construction staging plan Revocable licenses |
| COMPLETE SECTIONS B, C, H | COMPLETE SECTIONS B, C, H | COMPLETE SECTIONS B, C, H | COMPLETE SECTIONS B, C, E |

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

| | |
|---|---|
| Applicant/Property Owner Address City, State, Zip Phone Email Proof of Ownership Applicant Signature: | Authorized Agent Address City, State, Zip Phone Email Authorization Letter Agent Signature: <i>Jason S. Crush</i> |
|---|---|

C PARCEL INFORMATION

| | |
|---------------------------|--|
| Address/General Location | |
| Folio Number(s) | |
| Legal Description (Brief) | |
| City Commission District | |
| Civic Association | |

D LAND USE INFORMATION

| | |
|--|--|
| Existing Use | |
| Land Use | |
| Zoning | |
| Proposed <i>Applications requesting land use amendments and rezonings.</i> | |
| Proposed Land Use | |
| Proposed Zoning | |

E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

| | | | | | | | | | | |
|--|----|--|-----|-----|-----|------|------|------|--|--|
| Project Name | | | | | | | | | | |
| Project Description (Describe in detail) | | | | | | | | | | |
| Estimated Project Cost | \$ | <i>(Estimated total project cost including land costs for all new development applications only)</i> | | | | | | | | |
| Affordable Housing Number of Units | | 30% | 50% | 60% | 80% | 100% | 120% | 140% | | |



| | | | | | |
|----------------------------------|---|----------------------|-------------|-------------|-------------|
| Waterway Use | | | | | |
| Flex Units Request | | | | | |
| Commercial Flex Acreage | | | | | |
| Residential Uses | | | | | |
| Single Family | | | | | |
| Townhouses | | | | | |
| Multifamily | | | | | |
| Cluster/Zero Lot Line | | | | | |
| Other | | | | | |
| Total (dwelling units) | | | | | |
| Unit Mix (dwelling units) | <table border="1"> <tr> <td>Studio or Efficiency</td> <td>1 - Bedroom</td> <td>2 - Bedroom</td> <td>3 + Bedroom</td> </tr> </table> | Studio or Efficiency | 1 - Bedroom | 2 - Bedroom | 3 + Bedroom |
| Studio or Efficiency | 1 - Bedroom | 2 - Bedroom | 3 + Bedroom | | |

| | |
|-------------------------------|--|
| Traffic Study Required | |
| Parking Reduction | |
| Public Participation | |
| Non-Residential Uses | |
| Commercial | |
| Restaurant | |
| Office | |
| Industrial | |
| Other | |
| Total (square feet) | |

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

| | Required Per ULDR | Proposed | |
|--|-------------------|----------|-----------|
| Lot Size (Square feet/acres) | | | |
| Lot Density (Units/acres) | | | |
| Lot Width | | | |
| Building Height (Feet) | | | |
| Structure Length | | | |
| Floor Area Ratio (F.A.R) | | | |
| Lot Coverage | | | |
| Open Space | | | |
| Landscape Area | | | |
| Parking Spaces | | | |
| SETBACKS (Indicate direction N,S,E,W) | Required Per ULDR | Proposed | |
| Front <input type="checkbox"/> | | | |
| Side <input type="checkbox"/> | | | |
| Corner / Side <input type="checkbox"/> | | | |
| Rear <input type="checkbox"/> | | | |
| <i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i> | | | |
| | Required Per ULDR | Proposed | Deviation |
| Tower Stepback | | | |
| Front / Primary Street <input type="checkbox"/> | | | |
| Sides / Secondary Street <input type="checkbox"/> | | | |
| Building Height | | | |
| Streetwall Length | | | |
| Podium Height | | | |
| Tower Separation | | | |
| Tower Floorplate (square feet) | | | |
| Residential Unit Size (minimum) | | | |

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

| Project Name | | | |
|--|-------------------|--------------------|---------|
| Proposed Amendment Description <i>(Describe in detail)</i> | | | |
| | Original Approval | Proposed Amendment | Amended |
| Residential Uses (dwelling units) | | | |
| Non-Residential Uses (square feet) | | | |
| Lot Size (Square feet/acres) | | | |
| Lot Density (Units/acres) | | | |
| Lot Width | | | |
| Building Height (Feet) | | | |
| Structure Length | | | |
| Floor Area Ratio (F.A.R) | | | |
| Lot Coverage | | | |
| Open Space | | | |
| Landscape Area | | | |
| Parking Spaces | | | |
| Tower Stepback | | | |
| Building Height | | | |
| Streetwall Length | | | |
| Podium Height | | | |
| Tower Separation | | | |
| Tower Floorplate (square feet) | | | |
| Residential Unit Size (minimum) | | | |
| Does this amendment require a revision to the traffic statement or traffic study completed for the project? | | | |
| Does this amendment require a revised water sewer capacity letter? | | | |

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

| Project Name | | | | | | |
|--|--|-----------------------------------|--|--|--|--|
| Request Description | | | | | | |
| EXTENSION REQUEST | | DEFERRAL REQUEST | | APPEAL REQUEST / DE NOVO HEARING | | |
| Approving Body | | Approving Body | | Approving Body | | |
| Original Approval Date | | Scheduled Meeting Date | | 30 Days from Meeting (Provide Date) | | |
| Expiration Date (Permit Submittal Deadline) | | Requested Deferral Date | | 60 Days from Meeting (Provide Date) | | |
| Expiration Date (Permit Issuance Deadline) | | Previous Deferrals Granted | | Appeal Request | | |

**Rezoning Request
RMM-25 to NWRAC-MUne
901 N Andrews Avenue and 900 NW 1st Avenue**

Contents:

Section 1: Proposed Project Description

Section 2: Section 47-24.4.D Rezoning Criteria

Section 3: Section 47-25.2 Adequacy Requirements

Section 1: Proposed Project Description

Our firm represents KP Storage, LLC, (“Property Owner”) the owner of the properties located at 901 N Andrews Avenue (“Parcel A”), 900 NW 1st Avenue (“Parcel B”), and NW 1st Avenue (“Parcel C”) in the City of Fort Lauderdale. Parcel A is zoned Northwest Regional Activity Center – Mixed Use Northeast (“NWRAC-MUne”) while Parcel B and Parcel C are zoned Residential Multifamily Midrise/Medium High-Density District (“RMM-25”). See the aerial below. Parcel B and Parcel C are collectively known as the “Properties”.



The Property Owner respectfully requests to rezone Parcel B and Parcel C from RMM-25 to NWRAC-MUne. In total the properties are approximately .73 acres in size.

This rezoning application not only satisfies the rezoning requirements as set forth in the City of Fort Lauderdale’s Unified Land Development Regulations (“ULDR”), but the rezoning request is also consistent with the intent of the NWRAC land use designation, NWRAC Master Plan, and Northwest/Progresso/Flagler Heights Implementation Plan, which aim to redevelop and transform the area from a relatively under-utilized resource to a pedestrian-friendly vibrant corridor.

Section 2: Section 47-24.4.D Rezoning Criteria

1. *The zoning district proposed is consistent with the City’s Comprehensive Plan.*

Response: Rezoning Parcel B and Parcel C to NWRAC-MUone CONFORM WITH LANGUAGE IN 2Is consistent with the future land use category of NWRAC. Further, the proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, including encouraging the revitalization and redevelopment within the NWRAC.

- 2. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

Response: This request to rezone Parcel B and Parcel C to NWRAC-MUone is consistent with the underlying land use and neighboring zoning districts. The NWRAC-MUone zoning district encourages a variety of neighborhood-serving uses. The proposed rezoning would maintain the character of the neighborhood and support redevelopment. The proposed rezoning will permit a variety of uses that will be compatible with the surrounding neighborhood.

- 3. The character of the area surrounding the parcel proposed to be rezoned is compatible with the uses permitted in the proposed zoning district.*

Response: The NWRAC Master Plan is intended to promote and enhance the existing mix of uses and character of the NWRAC by providing for a wide range of employment, shopping, services, cultural and residential opportunities with a mix of residential and non-residential uses.

Section 3: Section 47-25.2 Adequacy Requirements

- A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.*

Response: Understood.

- B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.*

Response: The Properties are platted and no site plan is currently proposed.

- C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.*

Response: The Properties are platted and no site plan is currently proposed.

- D. Environmentally sensitive lands.*

1. *In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:*
 - a. *Broward County Ordinance No. 89-6.*
 - b. *Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.*
 - c. *Broward County Ordinance No. 84-60.*
2. *The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.*

Response: The Properties are platted and no site plan is currently proposed. The Property is not an environmentally sensitive land.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: The Properties are platted and no site plan is currently proposed.

F. Parks and open space.

1. *The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.*
2. *No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.*

Response: The Properties are platted and no site plan is currently proposed.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: The Properties are platted and no site plan is currently proposed

H. Potable water.

1. *Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended*

from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

c. Where the county is the projected service provider, a similar written assurance will be required.

Response: The Properties are platted and no site plan is currently proposed. The Property is currently served by existing City water and wastewater facilities.

I. *Sanitary sewer.*

1. *If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.*

2. *If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.*

3. *Where the county is the projected service provider, a written assurance will be required.*

4. *Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.*

Response: The Properties are platted and no site plan is currently proposed. The Property is currently served by existing City water and wastewater facilities.

J. *Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.*

Response: The Properties are platted and no site plan is currently proposed.

K. *Solid waste.*

1. *Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be*

- provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.*
2. *Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.*

Response: The Properties are platted and no site plan is currently proposed. The Property is currently served by existing solid waste collection facilities.

L. Stormwater.

Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: The Properties are platted and no site plan is currently proposed. The Property is currently served by existing stormwater facilities.

M. Transportation facilities.

1. *The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.*
2. *Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.*
3. *Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be*

considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*
 - a. *When the proposed development may generate over one thousand (1,000) daily trips; or*
 - b. *When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:*
 - i. *Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.*
 - ii. *Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.*
 - iii. *If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.*
 - iv. *A further detailed analysis and any other information that the review committee considers relevant.*
 - v. *The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.*
 - vi. *When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.*

Response: The Properties are platted and no site plan is currently proposed.

5. *Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.*

Response: The Properties are platted and no site plan is currently proposed.

6. *Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.*

Response: The Properties are platted and no site plan is currently proposed.

7. *Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.*

Response: The Properties are platted and no site plan is currently proposed.

8. *Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.*

Response: The Properties are platted and no site plan is currently proposed.

9. *Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.*

Response: The Properties are platted and no site plan is currently proposed.

N. *Wastewater.*

1. *Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.*

Response: The Properties are platted and no site plan is currently proposed. The Property is currently served by existing City water and wastewater facilities.

O. *Trash management requirements.*

- A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.*

Response: The Properties are platted and no site plan is currently proposed.

P. *Historic and archaeological resources.*

1. *If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.*

Response: The Properties are platted and no site plan is currently proposed. There are no identified archaeological or historically significant buildings on the Property.

- Q. *Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.*

Response: The Properties are not located east of the Intracoastal Waterway.

M.P.O.K.

SHEET 1 OF 2

SKETCH OF DESCRIPTION NOT A SURVEY

REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25) AND EXCLUSIVE USE PARKING (X-P) NORTHWEST REGIONAL ACTIVITY CENTER- MIXED USE NORTH EAST (NWRAC-MUNE)

LEGAL DESCRIPTION:

LOTS 25, 26, 27, 28 AND 29, BLOCK 210, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18 PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

1. THIS SKETCH OF DESCRIPTION IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
3. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
4. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

THIS IS NOT A SURVEY

VICINITY MAP (NOT TO SCALE)

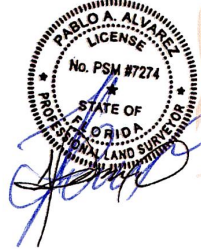


SURVEYOR'S

CERTIFICATION:

SKETCH OF DESCRIPTION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
by Pablo A
Alvarez

Date: 2024.05.31
12:23:35 -04'00'

SIGNED: DATE: 05-31-2024

PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

This Sketch of Description has been issued by the following Landtec Surveying office:

840 U.S. HWY 1, Suite 330
North Palm Beach, FL 33408
Office: (561) 210-9344

Email: Construction@landtecsurvey.com
www.Landtecsurvey.com

LEGEND:

- C - CENTER LINE
- P.B. - PLAT BOOK
- P.G. - PAGE
- CR. - CALCULATED FROM RECORDS
- P. - PLAT
- SQ.FT. - SQUARE FEET

Job Nr: 177833-SE

Drawn by: M.N.

LICENSED BUSINESS No. 8507



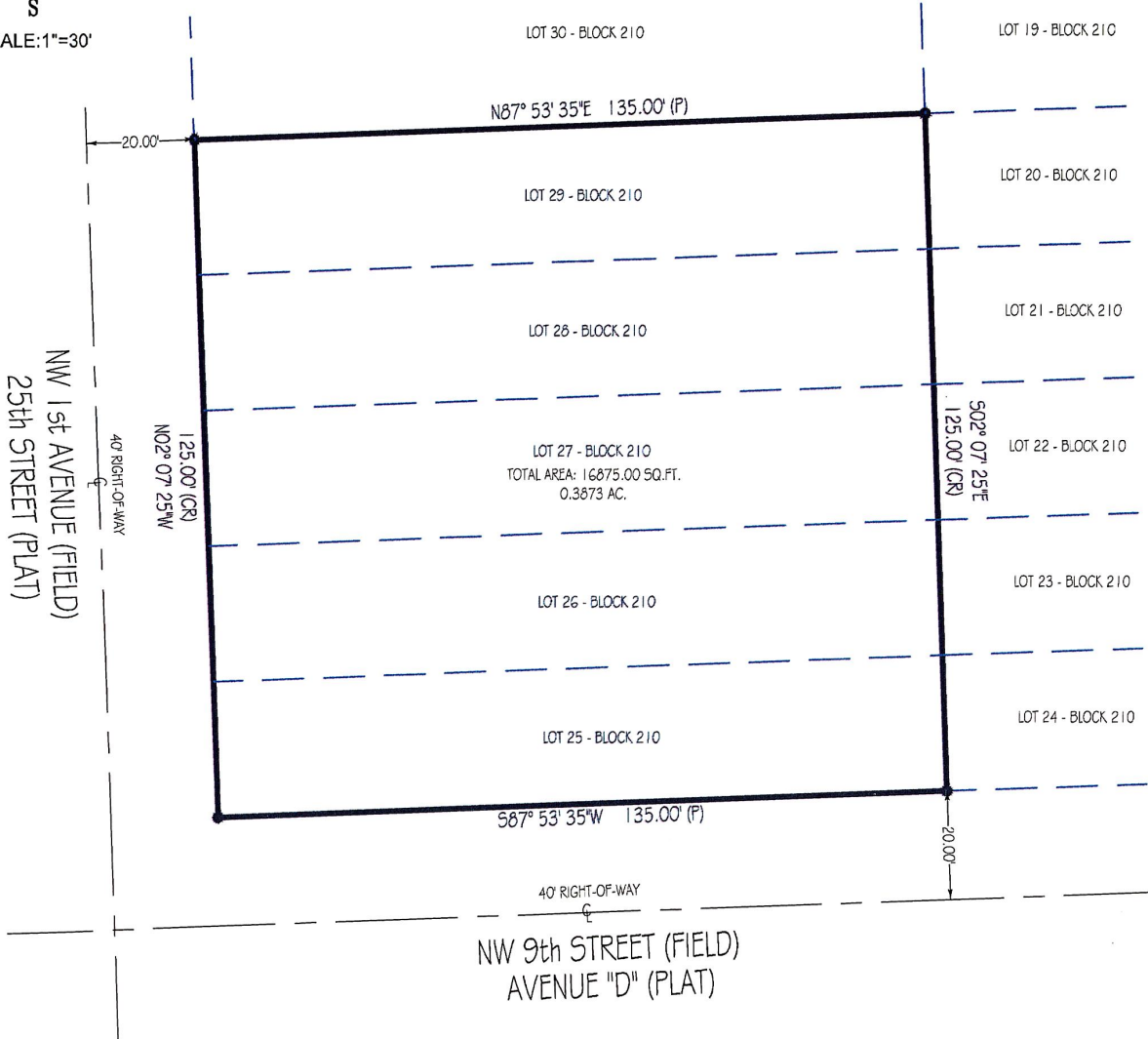
M.D.O.K.

SHEET 2 OF 2

SKETCH OF DESCRIPTION NOT A SURVEY



SCALE: 1"=30'



This Sketch of Description has been issued by the following Landtec Surveying office:
 840 U.S. HWY 1, Suite 330
 North Palm Beach, FL 33408
 Office: (561) 210-9344
 Email: Construction@landtecsurvey.com
www.Landtecsurvey.com

LEGEND:
 C - CENTER LINE
 P.B. - PLAT BOOK
 P.G. - PAGE
 CR. - CALCULATED FROM RECORDS
 P. - PLAT
 SQ.FT. - SQUARE FEET

Job Nr: 177833-SE

Drawn by: M.N.



LICENSED BUSINESS No. 8507